

264 Blue Ridge Rd, Indianapolis, IN 46208-3635

Status: **Pending**

Prop Sub/Trans: **Single Family Residential/For Sale**
 School Dist: **Indianapolis Public Schools**
 Schools:
 Subdivision: **Blue Ridge**
 Legal Desc: **Blue Ridge Add L94**
 Bldr/Prjct/Cont:

Media: **44**
 Area: **4903 - Marion - Washington**

Listing ID: **21962523** List/MoRnt \$: **\$370,000**
 DOM/CDOM: **1/1** Year Built: **1954**

Lot Number: **94**

Est.Comp. Date:

MultiTax ID:

Solid Waste: **Yes**

Tax Year Due: **2022**



New Const: **No**
 Tax ID: **490614136016000801**
 Semi Tax: **\$1,513.00**
 Tax Exempt: **Homestead Tax Exemption**

	SqFt
Main SqFt:	1,308
Upper SqFt:	0
Total Main & Upper SqFt:	1,308
Below Grade Area SqFt:	1,308
% Below Grade Finished:	100
Apprx Below Grade Finished SqFt:	1,308
Apprx Total Finished SqFt:	2,616
Total SqFt:	2,616
Source:	Assessor

	#	FB#	HB#	BD#	RM
Upper:	0	0	0	0	0
Main:	1	1	3	5	5
M/U Ttl:	1	1	3	5	5
Bsmt:	1	0	0	4	4
Total:	2	1	3	9	9

Beds: **3**
 Baths: **2/1**
 # Rooms: **9**
 Floor #:
 Levels: **1 Level**
 Unit Entry Lvl:

Garage: **Yes**
 Garage Spaces: **2**
 Parking Features: **Detached**
 Fireplaces: **1**
 Fireplace Features: **Wood Burning Fireplace**
 Basement: **Daylite Windows, Finished**
 Foundation: **Basement-Block**

Room Information

Room Type	Dimensions	Level	Floors	Room Type	Dimensions	Level	Floors
Living Room	18x12	Main	Engineered Hardwood	Dining Room	11x10	Main	Engineered Hardwood
Kitchen	10x10	Main	Tile-Ceramic	Laundry Room	12x8	Basement	Vinyl
Primary Bedroom	13x11	Main	Engineered Hardwood	Bedroom 2nd	13x11	Main	Engineered Hardwood
Bedroom 3rd	12x10	Main	Engineered Hardwood	Rec/Play Room	19x17	Basement	Vinyl Plank
Bonus Room	13x12	Basement	Vinyl Plank				

Directions

GPS Friendly

Public Remarks

A Butler Tarkington beauty!! So many of the updates that truly matter - newer roof, engineered hardwoods, siding, new furnace, AC, washer, water softener & water filter system to name a few. You'll love all the natural light in the living room & the convenience of 3 bedrooms on the main floor including the primary with its two closets and its own half bath. The main bathroom was recently remodeled. The finished basement is a total surprise with tons of space for entertaining, workout equipment, laundry room & a bonus room. There's even a full bath in the lower level! Out back, enjoy a stunning paver patio which includes landscape lighting & gas fire pit. Coveted 2 car detached garage. Steps from many fantastic restaurants including Cafe Pat...

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

EM to be held at the title company. Please send offers to info@aabindy.com

Description

Condo Type:	Condo Descrip:
Property Attached YN: No	Common Walls:
Construction Materials: Stone	Arch Style: Traditional American
Lifestyle:	Porch: Covered Porch, Open Patio
Primary Bedroom:	Eating Area: Formal Dining Room, Separate Room
Primary Bathroom:	Interior Features: Attic Access, Attic Pull Down Stairs, Fans Ceiling
Appliances: Dishwasher, Dryer, Garbage Disposal, Micro Hood, Oven/Range-Electric, Refrigerator, Washer, Water Purification System, Water Softener Paid	Laundry Features: Paddle, Hardwood Floors, Pantry
Equipment:	Accessibility Features: Laundry in Basement
Security Features:	Exterior Features:
Lot Info:	Pool:
Waterfront:	Horse Amen: None
Road Frontage Type:	
Lot Size: 5,968	

Acres: **<1/4 Acre**

of Acres: **0.14**

Utilities/Environmental

Utilities:
 Heating: **Forced Air, Gas**
 Cooling: **Central Electric**
 Fuel:
 Primary Wtr Source: **Municipal Water Connected** Green Certificate: **No**
 Primary Sewage Disp: **Municipal Sewer Connected**

Financial/Association Information

Possible Financing:
 Ownership Int:
 Fee Includes:
 Mgmt Co.:
 Fee Paid:
 HOA Disclsr:
 Mgmt Phone:

Showing Information

Showing Service: **Broker Bay**

Showings Phone: **(317) 218-0600**

Contract/Office Information

List Type: **Exclusive Right to Sell**
Circumstances of Sale:
Listing Terms:
LOfc: **EXPL09: eXp Realty, LLC**
LAgt: **36195: Molly Babczak**
Team:
CoAgt: **34770: Dawn Fisher**

BAC: **3%** Var: **No** Insp/Warr:
Disc:
FHA Cert:
Ph:
Ph: **(317) 750-8671**
Ph: **(317) 945-3851**

Listed: **02/06/2024**
Entered: **02/07/2024**
TOM Dt:
WD:
XD: **08/06/2024**
Change: **02/07/2024**

Sales Information

SAgt: **6201: Mike Deck**
SOfc: **BHHS12: Berkshire Hathaway Home**
CoSAgt: **19116: Joel Rust**
CoSOfc: **BHHS12: Berkshire Hathaway Home**
Circumstances re: Sale:

Ph: **(317) 339-2830** Email: **mdeck@bhhsin.com**
Ph: **(317) 595-2100**
Ph: **(317) 514-4255** Email: **jrust@bhhsin.com**
Ph: **(317) 595-2100**

Seller Pd Pts:
Est Cls: **04/02/2024**
Seller Pd CC: PD: **02/06/2024**

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Prepared By: Molly Babczak | eXp Realty, LLC | 02/07/2024 09:36 AM